

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: David M. Abramson, Planner III

SUBJECT: Site Plan Application, SP 06-01-06 / 06-70 / Hidden Hollow II / Address / Corner of SW 49th Street and SW 66th Terrace.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 6-1-06 / 06-70 / Hidden Hollow II

REPORT IN BRIEF:

The subject site is 1.21 Acres in area with undeveloped land to the south; a canal to the west, a duplex to the north and Hidden Hollow I on the west side of Southwest 66th Terrace. The subject site is west of Davie Road and is bound on the north by Southwest 49th Street. There is a thirty (30) foot road right-of-way reserved along the east property line and fifteen (15) foot road right-of-way platted along the south property line. The petitioner is proposing ten (10) three-bedroom townhomes in two separate buildings facing SW 66th Terrace.

The proposed two-story multi-family residential homes architecturally mirror that of Hidden Hollow I. To add interest to the building(s) design, the petitioner has incorporated architectural details, such as balconies, stucco details, and an S-tile roofs that present varying layers of rooflines. The stucco buildings are identified by light incense-colored upper walls contrasting with sandringham (sand)-colored lower walls accented by tusk-color stucco bands. The front entrances are highlighted by the patterned front doors protected by overhanging roofs.

Access will be provided on Southwest 66th Terrace. A four (4) foot sidewalk is provided along the eastern property line. Each proposed townhome has a one (1) car garage and two (2) car driveways which backs directly onto Southwest 66th Terrace.

Twenty-six (26) parking spaces are required while thirty (30) spaces are provided onsite. The provided parking includes six (6) compact parking spaces provided in the driveways at the front of six (6) units.

The surrounding neighborhood is characterized by one to two-story single and multi-family residential homes. No specific overlay districts or guidelines have been adopted in the area. The proposed project is compatible with existing "Hidden Hollow I" multi-family residential homes with respect to density, scale, and mass. Overall, this proposed development should enhance the appearance of the neighborhood.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the November 7, 2006 Site Plan Committee, Mr. Engel made a motion, seconded by Mr. Aucamp, to approve subject to staff's comments. In a roll call vote, with Mr. Evans abstaining, all voted in favor. **(Motion carried 4-0)**

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

Exhibit “A”**Application:** SP 6-1-06 / 06-70 / Hidden Hollow II**Original Report Date:** 10/31/06**Revisions:** 11/17/06

TOWN OF DAVIE**Development Services Department****Planning and Zoning Division*****Staff Report and Recommendation***

Applicant Information**Petitioner:**

Name: Jeffrey Evans
Address: 13860 Alexandria Court
City: Davie, Florida 33324
Phone: (954) 474-6974

Owner:

Name: Zona 2 Developers L.L.C.
Address: 8930 State Road 84, #112
City: Davie, Florida 33324
Phone: (954) 474-6974

Background Information

Application Request: Site plan approval for the construction of ten (10) townhomes on 1.21 acres know as “Hidden Hollow II”

Address: 4928 Southwest 66th Terrace

Location: Generally located on the corner of Southwest 66th Terrace and Southwest 49th Street

Future Land

Use Plan Map: Residential 10 DU/AC

Zoning District: RM-10, Medium Dwelling District

Existing Use(s): Vacant parcel(s)

Proposed Use(s): Ten (10) townhomes

Parcel Size: 1.21 Acres (52,800 square feet)

Proposed Density: 8.25 DU/AC

Surrounding Uses:

North: Multi-Family Residential
South: Vacant
East: Multi-Family Residences (Hidden Hollow 1)
West: Canal/Single-Family Residential

Surrounding Land**Use Plan Map Designations:**

Residential (10 DU/AC)
Residential (10 DU/AC)
Residential (10 DU/AC)
Residential (10 DU/AC)

Surrounding Zoning:

North: RM-10, Medium Dwelling District
South: RM-10, Medium Dwelling District
East: RM-10, Medium Dwelling District
West: RM-10, Medium Dwelling District

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous Requests on same property:

Plat Application, Palm Garden Park, was recorded in the Public Records of Broward County on May 27, 1925.

Applicable Codes and Ordinances

Section 12-81(C) of the Land Development Code, requires a minimum lot size of 3,500 square feet and a minimum lot frontage of 100 feet for the RM-10 zoning district. The required minimum setbacks are: front 25', side 20', and rear 25'. The maximum building coverage is 40 percent and the minimum distance between buildings is 20.'

Section 12-208 (A)(8) of the Land Development Code, requires 2.5 spaces for each three-bedroom unit, plus one (1) guest space for each 10 units or part thereof.

Section 12-107 (C) of the Land Development Code, provides landscaping requirements for multifamily districts.

Land Development Code, (Section 12-33(L)(1)(a), Excavation Prohibited; Exception, It shall be unlawful to remove any material, including sand, gravel, rock or topsoil, from the premises except surplus not required for grading of the premise. Such surplus materials in excess of two hundred fifty (250) cubic yards may be removed from the premises only after the issuance of a special permit has been approved by the Town Council.

Land Development Code, (Section 12-373, Expiration of Site Plans, All site plans approved pursuant to this section shall expire twelve (12) months from the date of approval, which expiration shall automatically occur without further notice to the applicant for whom said plan was approved unless a Town of Davie construction permit is secured and maintained pursuant to the approved site plan.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-6: Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site is 1.21 acres in area with undeveloped land to the south; a canal to the west, a duplex to the north and Hidden Hollow I on the west side of Southwest 66th Terrace. The subject site is west of Davie Road and is bound on the north by Southwest 49th Street. There is a thirty (30) foot road right-of-way reserved along the east property line and fifteen (15) foot road right-of-way platted along the south property line. The petitioner is proposing ten (10) three-bedroom townhomes in two separate buildings facing SW 66th Terrace.
2. *Architecture:* The proposed two-story multi-family residential homes architecturally mirror that of Hidden Hollow I. To add interest to the building(s) design, the petitioner has incorporated architectural details, such as balconies, stucco details, and an S-tile roofs that present varying layers of rooflines. The stucco buildings are identified by light incense-colored upper walls contrasting with sandringham (sand)-colored lower walls accented by tusk-color stucco bands. The front entrances are highlighted by the patterned front doors protected by overhanging roofs.
3. *Access and Parking:* Access will be provided on Southwest 66th Terrace. A four (4) foot sidewalk is provided along the eastern property line. Each proposed townhome has a one (1) car garage and two (2) car driveways which backs directly onto Southwest 66th Terrace.

Twenty-six (26) parking spaces are required while thirty (30) spaces are provided onsite. The provided parking includes six (6) compact parking spaces provided in the driveways at the front of six (6) units.

4. *Lighting:* The proposed photometric lighting plan meets the code requirements. The eighteen (18) foot high streetlights are provided on the opposite side of Southwest 66th Terrace as part of Hidden Hollow I.
5. *Signage:* A six (6) foot entry feature wall will be provided at the corner of Southwest 49th Street and Southwest 66th Terrace. This entry wall will contain an eighteen (18) square feet of sign with the name of the development.
6. *Landscaping:* The landscaping plan indicates that planting stripes ranging from four (4) to six (6) feet in width be provided between units. Two (2) Slash Pine with shrubs and groundcovers will be planted within these areas to separate each unit from each other and add colors and interest to the front entrances. Four (4) Live Oak are proposed as street trees. Furthermore, cocoplum hedges are provided along the sides of each building to soften blank walls and provide the required buffers.

7. *Drainage:* This subject site is within the Central Broward Water Control District. Central Broward Water Control District approval is required prior to the issuance of any site development permit. The site plan indicates dry retention areas are provided to serve the on-site drainage requirements.
 8. *Trails:* The subject site is not adjacent to any Town of Davie designated recreation trails or equestrian trails. The nearest trail is a recreation trail along Davie Road.
 9. *Compatibility:* The surrounding neighborhood is characterized by one to two-story single and multi-family residential homes. No specific overlay districts or guidelines have been adopted in the area. The proposed project is compatible with existing “Hidden Hollow I” multi-family residential homes with respect to density, scale, and mass. Overall, this proposed development should enhance the appearance of the neighborhood.
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Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. This development application requires Central Broward Water Control District (CBWCD) approval prior to a scheduled Town Council Meeting. The petitioner may proceed with this application provided that a letter of acknowledgement, indicating the petitioner and owner have been informed by staff that this item may be tabled by Town of Davie Council without the proper CBWCD approval. ***(This comment has not been address)***
2. Obtain written approval from all the easement holders for any proposed landscaping, walls or fences located in them. ***(This comment has not been completed)***

Engineering Division:

1. Provide 12’ utility easement adjacent to the road R/W. (Utility easement is not shown. Water meters and sewer cleanout must be place inside utility easement)
2. Provide road and drainage improvements for SW 49th Street. Road improvement includes widening the pavement to 24 ft wide minimum for two-way traffic, sub-base boring and testing and reconstruction of the road as applicable to meet the Town Engineering standards with proper drainage ***(This comment has not been completed)***
3. Show cross-sections of roadway improvement for SW 49th Street. ***(This comment has not been completed)***
4. Provide 5’ green area between the proposed pavers sidewalk and edge of asphalt pavement of SW 66th Terrace. ***(This comment has not been completed)***
5. Cross-section detail “C – C” does not match the dimension shown on site plan. Revise plans & cross-section to include additional dedicated R/W. ***(This comment has not been completed)***
6. Revise road R/W dimensions to show existing road R/W and proposed road R/W. ***(This comment has not been completed)***
7. Approval from the CBWCD is required prior to site plan approval. ***(This comment has not been completed)***
8. Show water and sewer locations on the preliminary engineering plans. ***(This comment has not been completed)***

9. Proposed sanitary service laterals must be placed outside drainage/dry retention easement. The proposed length of sewer lateral to serve 10 units is excessively long. Provide sewer manholes at changes in direction and minimum 8" PVC sewer. *(This comment has not been completed)*
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Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted two (2) meetings with the public on Wednesday, July 19, 2006 and Wednesday, July 26, 2006 at the 6629 Southwest 49th Court. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the RM-10, Medium Dwelling District. The propose site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

The proposed site plan is in conformance with all applicable Codes and Ordinances with respect to setbacks, buffering, and parking. The proposed multi-family residential project is compatible with surrounding residential developments in terms of density, scale, and mass. It should enhance the appearance of the neighborhood in general.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Site Plan Committee Recommendation

At the November 7, 2006 Site Plan Committee, Mr. Engel made a motion, seconded by Mr. Aucamp, to approve subject to staff's comments. In a roll call vote, with Mr. Evans abstaining, all voted in favor. **(Motion carried 4-0)**

Town Council Action

Exhibits

1. 1,000' Mail out Radius Map
2. Property Owners within 1,000' of the Subject Site
3. Public Participation Notice
4. Public Participation Sign-in Sheet
5. Public Participation Summaries
6. Public Participation Report
7. Future Land Use Plan Map
8. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

Exhibit 1 (1,000 ft. Mail out Radius Map)



Exhibit 2 (Property Owners within 1,000' of the Subject Site)

FOLIO	NAME_LINE_	ADDRESS_LI	ADDRESS_1
504134060070	ALE,KELLI ANN	4880 SW 64TH WAY	DAVIE FL 33314-4360
504134020141	AMOS,DOUG	2640 SW 155 LANE	DAVIE FL 33331
504127010626	ANDERSON,VANESSA LEIGH	10020 WINDING LK RD #104	SUNRISE FL 33351
504134020170	ARRIETA,DIOGENES & MARIA &	7760 NW 7 ST	PEMBROKE PINES FL 33024
504127030183	BANKS,ROBERT A	6500 SW 47TH CT	DAVIE FL 33314-4335
504134010050	BAUM,SOPHIA A	5035 DAVIE RD	DAVIE FL 33314-5204
504127010634	BLUE PARROT PROPERTIES LLC	3700 NW 124 AVE STE 103	CORAL SPRINGS FL 33065
504134010592	BRESNAHAN,TERYSE D'ANDREA	4950 SW 70 AVE	DAVIE FL 33314-4201
504134020190	BUHOT,JOSEPH &	6620 SW 49 ST	DAVIE FL 33314-4313
504134010560	CALATAYUD,CARLOS A	5050 SW 70 AVE	DAVIE FL 33314-4902
504134020240	CALEAN,SYLVIA L	7635 NW 32 PL	DAVIE FL 33024
504134010010	CCN WORLD CORP	1112 WESTON ROAD #229	WESTON FL 33326
504134060010	CEBALLOS,CARLOS E	8011 SW 22 CT	DAVIE FL 33324-5513
504134020140	CHAPPEL,ROSE M	6550 SW 49 ST	DAVIE FL 33314-4311
504134020210	CHAPPELL,ROSE	6600 SW 49 ST	DAVIE FL 33314-4313
504134020350	CIUREA,LUCIAN NARCIS	918 NE 4 ST	HALLANDALE FL 33009-3592
504134020340	CIUREA,MARIA	918 NE 4 ST	HALLANDALE FL 33009-3592
504134020230	COBA,PATRICIA	2418 FLAMINGO LANE	FT LAUDERDALE FL 33312-4756
504134020171	CONROY,JAMES J TR	7340 BAY DR	MIAMI FL 33015
504134020142	DAVIS,DENISE R	6580 SW 49 ST	DAVIE FL 33314
504134020130	DEVINE,MICHAEL J	11235 NW 18 CT	PLANTATION FL 33323
504134060050	DORRANCE,DAVID	8625 W 127 ST	PALOS PARK IL 60464
504134010570	EAST SOUND INC	5020 SW 70 AVE	DAVIE FL 33314-4902
504127030182	FEDERICI,DAWN	4780 SW 65 AVE	DAVIE FL 33314
504127030190	FEDERICI,DAWN	4780 SW 65 AVE	DAVIE FL 33314
504134020090	FOLEY,GAIL	6501 SW 49 ST	DAVIE FL 33316
504134020161	FORERO,ALIDA	4817-4815 SW 65 WAY	DAVIE FL 33314
504134010591	FORMAN,MILES AUSTIN II	4900 SW 70 AVE	DAVIE FL 33314-4201
504127010621	FOX,SUSAN M	10020 WINDING LAKE RD #104	SUNRISE FL 33351
504127010623	FRANCO,MARTHA C &	4741 SW 66 TER	DAVIE FL 33314
504134020100	GILL,BRENT D	1 CORRIE PLACE	BOYNTON BEACH FL 33426
504134020243	GRANT,GUY WESLEY &	4807 SW 66 WAY	DAVIE FL 33314-4337
504134020080	HAYDU,THOMAS A	12040 SW 26TH ST	DAVIE FL 33325-5205
504134020120	HAYDU,THOMAS A & JUDITH L	12040 SW 26 ST	DAVIE FL 33325-5205
504134010020	HERBS U S A INC	3950 N 49 AVE	HOLLYWOOD FL 33021-1607
504134020250	IZQUIERDO,LOUIS & YANIRE	11043 BOSTON DR	COOPER CITY FL 33026
504134020251	IZQUIERDO,LOUIS & YANIRE	11043 BOSTON DR	COOPER CITY FL 33026
504134020231	JOHNS,M T & DENISE A	2700 SW 155TH LN	DAVIE FL 33331-1515
504134020110	KAISER,RICHARD MARK & M CAROL	4254 SW 92 AVE	DAVIE FL 33328
504134060030	KELLER,GENEVIEVE 1/2 INT	4881 SW 64TH WAY	DAVIE FL 33314-4360
504134020101	KINGSBURY,JANET	2431 W SABLE PALM DR	MIRAMAR FL 33023-4559
504134020330	KOBIEROWSKI,WALTER &	3 BUTTERNUT LN	PLAINVILLE CT 06062-1005
504127010660	LAKESIDE VILLAGE OF DAVIE LLC	2001 W SAMPLE ROAD STE 320	POMPANO BEACH FL 33064
504127010690	LAKESIDE VILLAGE OF DAVIE LLC	2001 W SAMPLE ROAD STE 320	POMPANO BEACH FL 33064
504127010661	LAKESIDE VILLAGE OF DAVIE LLC	2001 W SAMPLE ROAD STE 320	POMPANO BEACH FL 33064
504127010630	LAKESIDE VILLAGE OF DAVIE LLC	2001 W SAMPLE ROAD STE 320	POMPANO BEACH FL 33064
504134020071	LEE,EUGENE F & DORSEY R	5821 SW 54TH AVE	DAVIE FL 33314-7412
504134010060	LEE,LAURY C	5115 SW 64TH AVE	DAVIE FL 33314-5206
504134010040	LICA,FREDERIC W SR &	3300 BURRIS RD	DAVIE FL 33314-2215
504134060190	LOFTS OF PALM GDN HOMEOWNERS	4871 SW 64TH WAY	DAVIE FL 33314-4356
504134060040	LOH,DAWN MARIE	4875 SW 64 WAY	DAVIE FL 33314-4360

504134020321	LOYD, ALISEN	6666 SW 48 ST	DAVIE FL 33314-4338
504127030188	MARSHALL, TERRANCE K	6591 SW 48 ST	DAVIE FL 33314-4338
504134020070	MATTHEWS, BRETT	3290 SW 131 TER	DAVIE FL 33330
504134020160	MATTHEWS, BRETT	3290 SW 131 TER	DAVIE FL 33330
504134060020	MILLER, SUSAN F	4883 SW 64 WAY	DAVIE FL 33314
504127010622	MORRIS, KENNETH R	16334 SEGOVIA CIR SOUTH	PEMBROKE PINES FL 33331-4614
504127010622	MORRIS, KENNETH R	16334 SEGOVIA CIR SOUTH	PEMBROKE PINES FL 33331-4614
504134010041	MORTON, BRADFORD D	5023 SW 64TH AVE	DAVIE FL 33314-5204
504134010590	MOSS, RICHARD W SR REV TR	6900 SW 50TH ST	DAVIE FL 33314-4215
504134060060	OSORIO, ALEJANDRO &	4865 SW 64 WAY APT 6	DAVIE FL 33314-4356
504127030187	PEREZ-DIAZ, WILFREDO &	8024 OAK HOLLOW LN	FAIRFAX STATION VA 22039-2627
504134010551	POULOS, EVANGELOS & MELINDA	5400 SW 70 AVE	DAVIE FL 33314-5803
504134010550	POULOS, EVANGELOS & MELINDA	5400 SW 70 AVE	DAVIE FL 33314-5803
504134010581	POWMESAMY, SUBRYAN & RUKHOMANI	5000 SW 70TH AVE	DAVIE FL 33314-4902
504134010030	PRESTIGE GROWERS INC	3300 BURRIS RD	DAVIE FL 33314-2215
504134010061	PRESTIGE GROWERS INC	3300 BURRIS RD	DAVIE FL 33314-2215
504127030184	PRICE, JEFFREY	5000 SW 126 AVE	FT LAUDERDALE FL 33330-2322
504127030186	PRICE, JEFFREY	5000 SW 126 AVE	FT LAUDERDALE FL 33330-2322
504127030185	PRICE, JEFFREY S	5000 SW 126TH AVE	FORT LAUDERDALE FL 33330-2322
504127010633	RADUCHA, GREGORY	34 ROWLAND ROAD	OLD LYME CT 06371
504127010632	RADUCHA, HENRY & CHRISTINE	6600 SW 56TH ST	DAVIE FL 33314-7104
504134020272	RE SOLUTIONS GROUP INC	3003 TERRAMAR STE 1402	FT LAUDERDALE FL 33304
504134020151	ROBERTS, CHARLES LARRY &	4867 SW 67 WAY	DAVIE FL 33314-4339
504134020260	RODRIGUEZ, JUAN ANTONIO	6645 SW 49 ST	DAVIE FL 33314
504134020221	SCHECHTER, JOEL A & ELLEN T	6608 SW 49TH ST	DAVIE FL 33314-4313
504134020310	SEVER, MARK	5380 NE 28 AVE	FT LAUDERDALE FL 33308-3444
504134010580	SEXTON, DAVID JR & ANTONIA	6899 SW 50TH ST	DAVIE FL 33314-4215
504134060090	SILVA, ISABEL	4855 SW 84 WAY	DAVIE FL 33314
504134020242	SULLIVAN, RICHARD J	4815 SW 66 WAY	DAVIE FL 33314-4337
504134020143	TEEN CHALLENGE OF FL INC	781 WYMORE ROAD	MAITLAND FL 32751
504134060080	THOMAS, DELCIE	4851 SW 64 WAY	DAVIE FL 33314
504127010580	TOWN OF DAVIE	6591 SW 45 ST	DAVIE FL 33314
504127030160	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL 33314-3348
504134020180	TOYLOV, EDNA IONIE REV TR	6248 SHADOW TREE LANE	LAKE WORTH FL 33463-8240
504127010620	TRUEN, LLOYD & BARBARA	4702 SW 66TH TER	DAVIE FL 33314-4325
504127010635	TRUEN, LLOYD E & BARBARA E	4702 SW 66TH TER	DAVIE FL 33314-4325
504127030170	TUPLER, A & RUTH	6370 SW 47TH CT	DAVIE FL 33314-4335
504127030180	TUPLER, A & RUTH	6370 SW 47TH CT	DAVIE FL 33314-4335
504127010610	TUPLER, A W & RUTH	6370 SW 47TH CT	DAVIE FL 33314-4335
504127010627	VARGHESE, JACOB & SUJA J	4701 SW 66 ST	DAVIE FL 33314
504127010625	VARGHESE, JACOB T & SUJA J	5957 SW 114 AVE	FT LAUDERDALE FL 33330-4572
504127010624	VARGHESE, JACOB T & SUJA J	5957 SW 114 AVE	FT LAUDERDALE FL 33330-4572
504134020150	VINA, JAVIER	4855-4857 SW 65 WAY	DAVIE FL 33314-4339
504134020300	WAGNER, DEAN & TINA	10564 NW 2 CT	PLANTATION FL 33324
504127010631	WILLIAMS, TOD E & ROSALIND P	4728 SW 66 TER	DAVIE FL 33314-4325
504134020320	ZEPEDA, MANUEL 1/2 INT EA	6664 SW 48 ST	DAVIE FL 33314-4338
504134020271	ZONA DEVELOPERS LLC	8930 STATE ROAD 84 STE 112	DAVIE FL 33324
504134020270	ZONA DEVELOPERS LLC	8930 STATE ROAD 84 STE 112	DAVIE FL 33324



Zona Developers LLC

8930 State Rd. 84 Suite 112

Davie, FL 33324

Tel: 954-474-6974

Fax: 954-474-4330

July 6, 2006

Meeting Notice

Re: Citizen Participation Plan Meeting for Hidden Hollow 2

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to Hidden Hollow Community for a parcel located at 6629 SW 49th Court and 66th Terrace, Davie.

We want to build the second phase of 10 townhomes on a vacant parcel facing 66th Terrace adjacent to our completed phase 1 Hidden Hollow Townhome Community. These homes will match the completed Phase 1 Townhomes.

Under a Town of Davie ordinance, we are required to hold (2) citizen participation meeting and notify you, the property owners within 1,000 feet of Hidden Hollow prior the Town initiating their reviews of the application.

We have scheduled the following meetings for your convenience in the Model Unit of Phase 1 of Hidden Hollow Townhomes:

First Citizen Participation Meeting:

6629 SW 49th

Davie, FL 33314

Date: Wednesday, July 19, 2006

Time: 7:00 PM

Second Citizen Participation Meeting:

6629 SW 49th

Davie, FL 33314

Date: Wednesday, July 26, 2006

Time: 7:00 PM

If you wish to submit written comments, please send them to:

Jeffrey Evans

8930 State Rd. 84

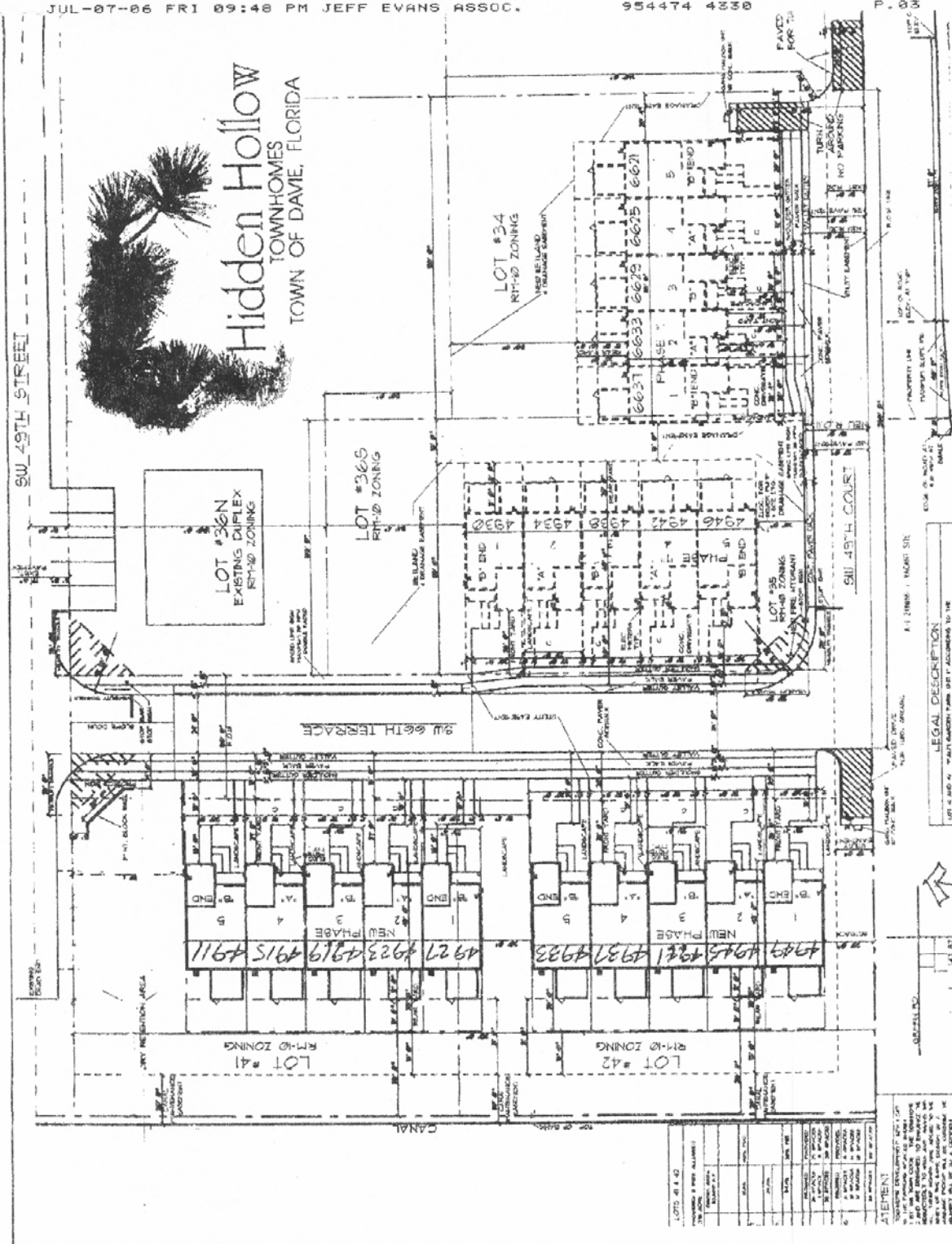
Davie, FL 33324

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Hearings.

Sincerely,

Jeffrey L. Evans
Manager

Attachments: Site Plan, Aerial



No Attendance

No Attendance

Jul 28 2006 1:28AM

Jeffrey Evans Assoc. PA

9544744330

p.2



Zona 2 Developers LLC

8930 State Rd. 84 Suite 112

Davie, FL 33324

Tel: 954-474-6974

Fax: 954-474-4330

July 27, 2006

Mr. David Abramson
Town of Davie
Planning Dept.
6591 Orange Dr.
Davie, FL 33314

RE: Citizen Participation Meetings - Hidden Hollow 2

Dear Dave,

We had our required citizen participation meetings on July 19th and 26th, 2006.

No one attended these meetings or contacted us with any questions or concerns.

Sincerely,

Jeff Evans,
Manager

Exhibit 7 (Future Land Use Plan Map)

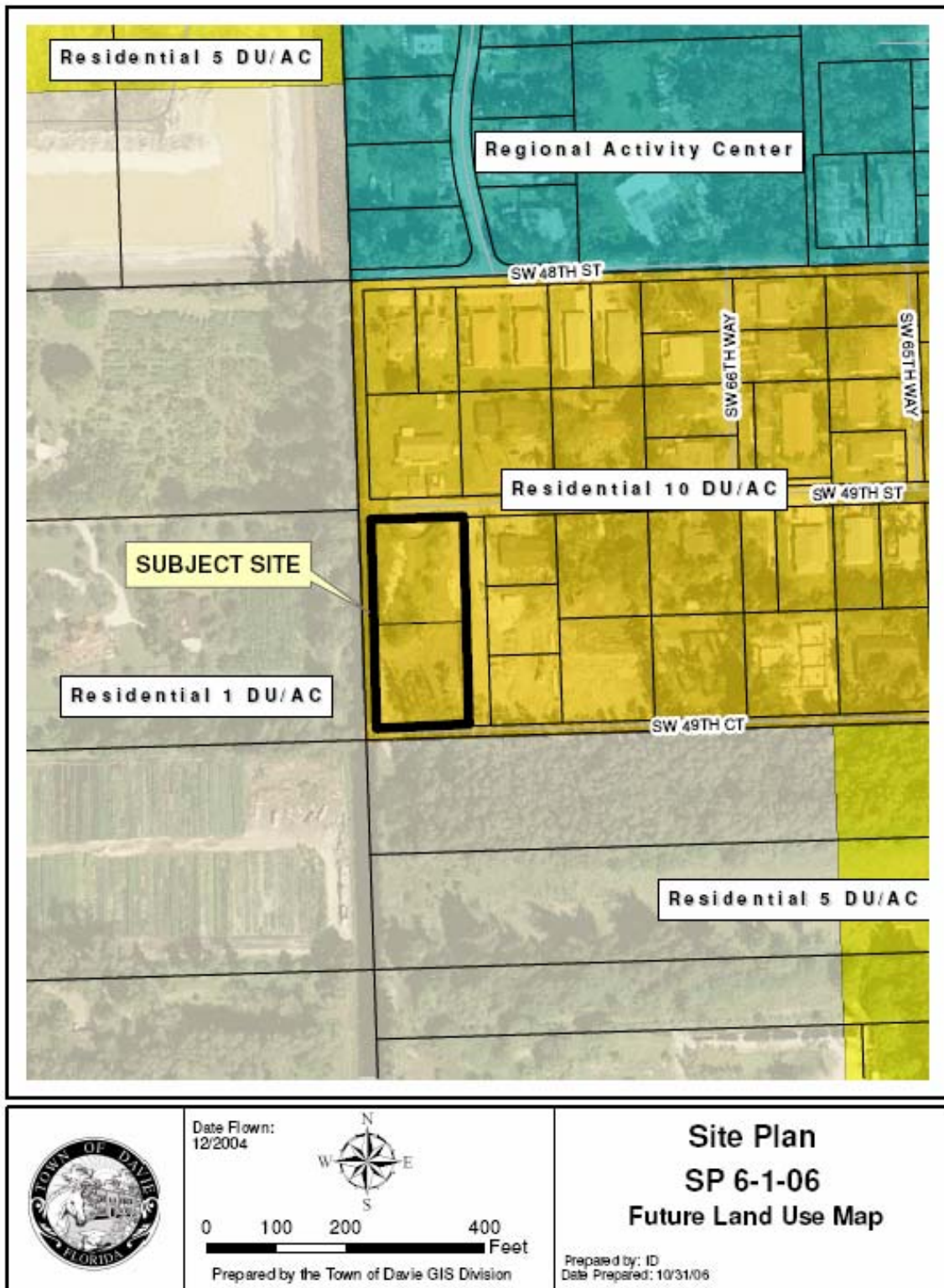
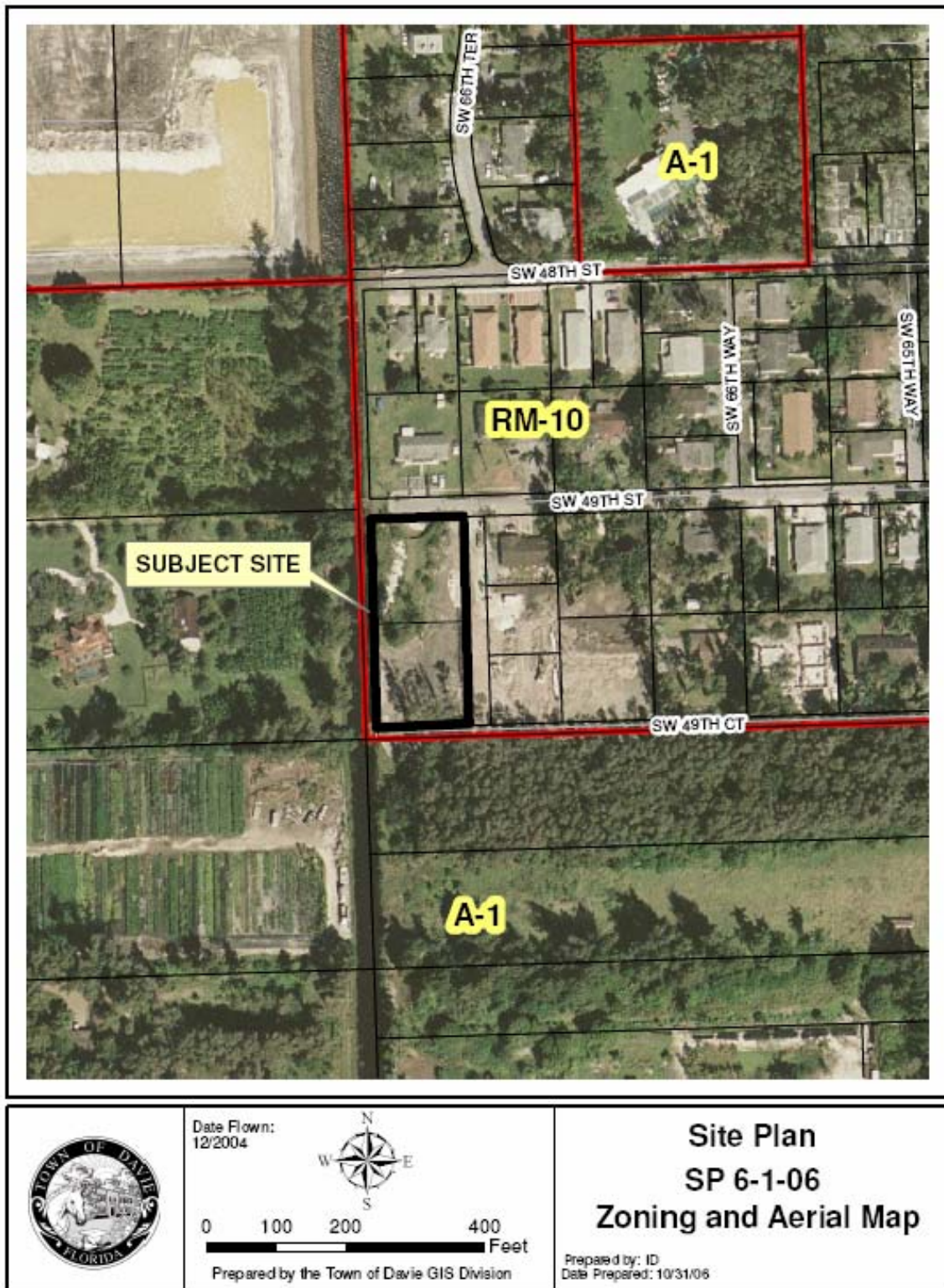


Exhibit 8 (Aerial, Zoning, and Subject Site Map)



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